

**City of Northampton
MASSACHUSETTS**

In the Year Two Thousand thirteen

UPON THE RECOMMENDATION OF THE Planning Board

ORDINANCE

An Ordinance of the City of Northampton, Massachusetts, providing that the Code of Ordinances, City of Northampton, Massachusetts, be amended by revising section 350-6.8A of said code; providing that *Consistent with Sustainable Northampton, more than one structure be allowed to be built on one parcel to*

Be it ordained by the City Council of the City of Northampton, in City Council assembled, as follows: That section 3506.8 of the Code of Ordinances of the City of Northampton, Massachusetts, be amended

RATIONALE:

*allow greater flexibility to design new structures that are consistent with neighborhood character
Eliminate (and thereby simplify zoning) extraneous exceptions to dimensional requirements that would no longer be necessary when setbacks are adjusted.*

so that such section shall read as follows:

350-6.8

In addition to the regulations in §§ 350-6.1 through 350-6.7 above, the following regulations shall apply:

~~A. In the case of one family, two family, and three family dwellings, no more than one principal building may be built on any single lot, except as allowed in § 350-10.5, Open space residential development (cluster). In all other cases, more than one principal structure may occupy the same lot, provided that if they aggregate they do not represent a more intensive use of land than would be allowed if all uses were contained within a single structure.~~

c) Projections into required yards or other required open spaces are permitted subject to the following:

(1) ~~Balcony or bay window may project up to two feet into a required yard or other open space, provided that it is limited in total length to 1/2 the length of the building face.~~

(4) ~~Decks and porches, where the floor is less than four feet higher than the abutting sidewalk or street and where at least 60% of the facade facing a street is open to the air without heating, windows, or other barriers of any kind except insect screening, may project up to 1/2 the required front setback. Porches (but not decks) may be higher than four feet for homes in existence on January 1, 2003, when the floor of the porch is no higher than the first floor.~~

{Renumber remaining sections based on these deletions}